



VILLAGE OF DOBBS FERRY

Building Department

112 Main Street

Dobbs Ferry, New York 10522

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01/13/2022

Gregory Sharp
39 Riverside Pl.
Dobbs Ferry, NY 10522

Re: 39 Riverside Pl.

S/B/L 3.80-36-26

Dear Mr., Sharp

Pursuant to a review of the submitted proposed plans to construct a new home, the following determinations were made.

The property is located in the MDR-1 Zone. Requiring two variances.

1. The required side yard setback is 10' the proposed addition to the non-conforming setback is 8'3", thus requiring a variance for 1'9" at the side yard.
2. The required combine side yard setback is 20' the proposed combine side yard setback is 18'3", thus requiring a variance for 1'9" at the combine side yard setback.

For these reasons your proposal, as submitted, is denied pending zoning board review.

If you have any questions, please contact the Building Department at (914) 231-8511.

Respectfully,

Dan Roemer
Building Inspector